

**THE CITY OF FREDERICK
MAYOR AND BOARD OF ALDERMEN**

RESOLUTION NO: 21-16

A RESOLUTION concerning

A fee-in-lieu of parkland dedication for 605 E Church Street (East Church Residences)

WHEREAS, on July 12, 2021, the Planning Commission granted conditional approval of the final site plan (PC21-88FSI) for the land at 605 E. Church Street (the "Property"), for the purposes of constructing 350 multi-family dwelling units (the "Development"), subject to certain conditions; and

WHEREAS, the Planning Commission has determined that the Development qualifies as infill residential development in accordance with criteria established in §608(b)(3) of the Land Management Code (LMC); and

WHEREAS, LMC §608(b) requires that 500 square feet of parkland be dedicated to the city for each new residential unit in an infill development; and

WHEREAS, the total parkland dedication requirement for the Development is approximately 4.04 acres; and

WHEREAS, the Applicant has proposed to dedicate 2.57 acres of parkland leaving a balance of 1.47 acres;

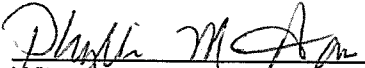
WHEREAS, on July 12, 2021 upon consideration of the criteria established in LMC §608(f), the Planning Commission approved a payment of fee-in-lieu of dedication for the 1.47 acres; and

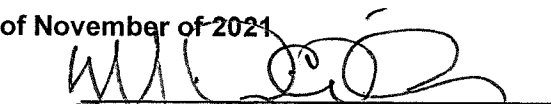
WHEREAS, in accordance with LMC §608(f), the Board of Aldermen shall determine the parkland fee-in-lieu amount for the fair market value for the land in question based on the appraisal dated July 16, 2021, provided by the owner; and


WHEREAS, on November 4, 2021, the Board of Aldermen held a public hearing to consider the appraisal provided by the owner for the Property.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF FREDERICK that the 1.47-acre parkland dedication requirement for 605 E. Church Street be hereby satisfied by payment of fee-in-lieu in the amount of \$104,100.

ADOPTED AND APPROVED THIS 4th Day of November of 2021


Witness


MICHAEL C. O'CONNOR, Mayor

Approved for Legal Sufficiency

Sandra Nickols, City Attorney